

GRANTOR Jean k . Pinkston

GRANTEE: Joseph P. Phillips

QUITCLAIM DEED

STATE OF MISSISSIPPI
COUNTY OF DESOTO

FOR AND IN CONSIDERATION OF THE SUM OF ten dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **Jean K .Pinkston**, hereinafter referred to as Grantor, does hereby convey, assign and quitclaim unto **Joseph P. Phillips**, hereinafter referred to as Grantee, all of its right, title and interest in the portion of the parcel abutting Grantee's property, and more particularly:

LEAGAL DESCRIPTION FOR 10 FOOT STRIP OF LAND NORTH OF LOT 530, BUENA VISTA SUBDIVISION, SECTION " D " (PLAT BOOK 5, PAGE 41) BEING LOCATED IN DESOTO COUNTY, MISSISSIPPI;
SW 1/4 of Section 13 Township 4 Range 8
BEGINNING AT THE NORTHEAST CORNER OF LOT 530, BUENA VISTA SUBDIVISION ,SECTION " D "; THENCE IN A NORTHEAST DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AND A ARC LENGTH OF 10.06 FEET AND A DELTA ANGLE OF 11 DEGREES 31 MINUTES 57 SECONDS AND A CORD DISTANCE OF 10.05 FEET TO A POINT; THENCE NORTHWESTERLY DIRECTION 190.58 MORE OR LESS FEET ALONG A LINE THAT IS 10 PARALLEL TO THE NORTH LINE OF LOT 530 OF SAID SUBDIVISION TO A POINT IN THE LAKE; THENCE SOUTH ALONG SAID LAKE LINE 15.31 FEET TO THE NORTH LINE OF LOT 530; THENCE SOUTHEASTERLY 178.00 MORE OR LESS FEET ALONG THE NORTH OF LOT 530 TO THE POINT OF BEGINNING CONTAINING 0.04, MORE OR LESS, ACRES (1,841 MORE OR LESS, SQUARE FEET) OF LAND SUBJECT TO ALL CODES, REGULATIONS, REVISIONS, RESTRICTIONS, EASEMENTS AND RIGHT OF WAYS OF RECORD

NO ON GROUND SURVEY WAS PERFORMED.

The purpose of this conveyance is to quitclaim "as is", "where is" any interest Grantor may hold in the above described property. **Furthermore, Grantee herein assumes any and all city and/or county property taxes or any other taxes and/or assessments which may hereafter become due on the above described parcel portion.**

This Quitclaim Deed and Assignment is made subject to any and all valid and outstanding easements or rights of way of records in the Office of the Chancery Clerk of the aforementioned state and county.

The Grantee has thoroughly inspected, examined and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is", "where is" condition without warranty.

Witness our signature, this the 9TH day of AUGUST, 2011.

By:

Jean K. Pinkston
Jean K. Pinkston

By:

Joseph P. Phillips
Joseph P. Phillips

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 9TH day of AUGUST, 2011, within my jurisdiction, the within named, Grantor, JEAN K. PINKSTON, who acknowledged that she is the owner of the above referenced parcel and it is her act and deed to have executed and delivered the above and foregoing instrument.

Herbert V. Hart

NOTARY PUBLIC

My Commission Expires:

March 11TH, 2015



Grantor's Address:

Jean K. Pinkston
928 Little Dog Cove
Hernando, MS 38632
(662) 429-2412

901-834-6014

Prepared by & Return to:

Grantee's Address:

Joseph P. Phillips
961 Little Dog Coves
Hernando, MS 38632
(662) 429-9058

901-287-9051

TITLE NOT EXAMINED

**INDEXING
INSTRUCTIONS:**



SMITH & FORSYTHE SURVEYING, INC.

891 RASCO ROAD EAST

SOUTHAVEN, MISSISSIPPI 38671

(662) 393-3347 FAX (662) 393-3346

mark@smithforsythe.com

COMMERCIAL & RESIDENTIAL SURVEYS – ALTA/ASCM SURVEYS – BOUNDARY SURVEYS – TOPOGRAPHIC SURVEYS – ELEVATION CERTIFICATES

BEN SMITH, P.E., R.L.S.
PRESIDENT

MARK FORSYTHE
VICE PRESIDENT

DK W BK 663 PG 245

LEGAL DESCRIPTION FOR 10 FOOT STRIP OF LAND NORTH OF LOT 530, BUENA VISTA SUBDIVISION, SECTION "D" (PLAT BOOK 5, PAGE 41) BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 8 WEST IN DESOTO COUNTY, MISSISSIPPI;

BEGINNING AT THE NORTHEAST CORNER OF LOT 530, BUENA VISTA SUBDIVISION, SECTION "D"; THENCE IN A NORTHEAST DIRECTION ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AND A ARC LENGTH OF 10.06 FEET AND A DELTA ANGLE OF 11 DEGREES 31 MINUTES 57 SECONDS AND A CHORD DISTANCE OF 10.05 FEET TO A POINT; THENCE NORTHWESTERLY DIRECTION 190.58 MORE OR LESS FEET ALONG A LINE THAT IS 10 PARALLEL TO THE NORTH LINE OF LOT 530 OF SAID SUBDIVISION TO A POINT IN THE LAKE; THENCE SOUTH ALONG SAID LAKE LINE 15.31 FEET TO THE NORTH LINE OF LOT 530; THENCE SOUTHEASTERLY 178.00 MORE OR LESS FEET ALONG THE NORTH LINE OF LOT 530 TO THE POINT OF BEGINNING CONTAINING 0.04, MORE OR LESS, ACRES (1,841 MORE OR LESS, SQUARE FEET) OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS, REVISION, RESTRICTION, EASEMENTS AND RIGHT OF WAYS OF RECORD.

NO ON GROUND SURVEY WAS PERFORMED.

DATED: JUNE 15, 2011

FILENAME: BV529-530.DWG